



AGENDA

Oakdale Economic Development Authority

Regular Meeting June 10, 2025 Council Chambers 6:45 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES: **December 10, 2024**

BUSINESS MATTERS

- a) Annual Election of Officers (**Recommendation: Elect a vice-president, treasurer, and secretary for 2025**).
- b) Approval of the Second Amendment to Temporary Property Use Agreement with Ames Construction, Inc. relating to EDA-owned Property at Tanners Lake (**Recommendation: Authorize the EDA President and Executive Director to sign the second amendment to temporary property use agreement with Ames Construction, Inc. on behalf of the EDA**).

ADJOURNMENT

**REGULAR MEETING MINUTES
OAKDALE ECONOMIC DEVELOPMENT AUTHORITY
December 10, 2024**

CALL TO ORDER

A regular meeting of the Economic Development Authority of the City of Oakdale was held on Tuesday, December 10, 2024, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by President Kevin Zabel at 9:00 PM.

CALL OF ROLL

On a call of roll, the following were present:

President Kevin Zabel

Commissioners: Jake Ingebrigtsen
 Kari Moore
 Andy Morcomb
 Susan Willenbring

Also Present: Christina Volkens, City Administrator
 Sara Ludwig, City Clerk
 Jake Foster, Assistant City Administrator
 Andy Gitzlaff, Community Development Director
 Nick Newton, Police Chief
 Lori Pulkrabek, Communications Manager
 Kyle Stasica, Finance Director
 Cory Tietz, Public Works Director
 Kevin Wold, Fire Chief

Others Present: Gary Severson, Council-elect

APPROVAL OF THE AGENDA

A MOTION WAS MADE BY COMMISSIONER INGEBRIGTSON, SECONDED BY COMMISSIONER WILLENBRING, TO APPROVE THE AGENDA, AS PRESENTED.

5 AYES

APPROVAL OF THE MINUTES: November 12, 2024

A MOTION WAS MADE BY COMMISSIONER INGEBRIGTSON, SECONDED BY COMMISSIONER MOORE, TO APPROVE THE MINUTES OF NOVEMBER 12, 2024, AS PRESENTED.

5 AYES

BUSINESS MATTERS

- a) Approving Use of Tax Increments from the Tax Increment Financing (Redevelopment) District No. 2-6 (Bergen Plaza) for Costs of Tanners Lake Redevelopment Project

Community Development Director Andy Gitzlaff explained that this action mirrors the earlier action of the City Council to approve use of tax increments from the Tax Increment Financing (Redevelopment) District No. 2-6 (Bergen Plaza) for costs associated with the Tanners Lake Redevelopment project. He noted that this is the last action needed related to the TIF Assistance Agreement with Tanners Lake L.L.C. The resolution outlines the provisions for the EDA to repay the principal and interest of the Interfund Loan from the City in the full amount including interest in conjunction with the Tanners Lake Redevelopment Project.

In response to Mayor Zabel's question about what is remaining on the Interfund Loan between the EDA and City after this approval, Mr. Gitzlaff stated that no funds would be remaining at the end of the term. After the initial \$1.3 million payment is made, along with an additional payment for the park dedication from the Bergen TIF District account to the developer, equal pay-as-you-go partial payments will be made to reduce the balance over time, with the loan being paid off by the end of the District's term. Mr. Gitzlaff added that the additional payments from the EDA to the City will occur annually, but no further action is needed for these payments once the resolutions are passed.

A MOTION WAS MADE BY COMMISSIONER INGEBRIGTSON, SECONDED BY COMMISSIONER WILLENBRING, TO WAIVE READING AND ADOPT EDA RESOLUTION 2024-02, APPROVING USE OF TAX INCREMENTS FROM THE TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 2-6 (BERGEN PLAZA) FOR COSTS OF TANNERS LAKE REDEVELOPMENT PROJECT.

Commissioner Ingebrigtsen confirmed that this is the final needed action for the Tanners Lake Redevelopment Project.

5 AYES

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER INGEBRIGTSON, SECONDED BY COMMISSIONER WILLENBRING, TO ADJOURN THE EDA MEETING OF DECEMBER 10, 2024, AT 9:04 PM.

5 AYES

Respectfully submitted,

Sara Ludwig, City Clerk



REQUEST FOR EDA ACTION

Meeting Date: June 10, 2025	
Requester: CV ED Approval: CV	Agenda Section: Business Matters a
Title: Economic Development Authority (EDA) Annual Election of Officers	

BACKGROUND

The EDA bylaws state that the Economic Development Authority shall elect from its membership a president, vice-president, treasurer, and secretary annually at its first meeting of the year, which is this meeting. The 2024 appointments are attached. The EDA bylaws specify that the position of President is filled by the Mayor, all other positions are open to any commissioner. The City Administrator is the Executive Director.

The voting process and ballot will be distributed hard copy at the meeting.

EDA ACTION REQUESTED

It is requested that the EDA elect a vice-president, treasurer, and secretary for 2025.

Attachment

2024 EDA Roster



Oakdale Economic Development Authority Roster

2024 Officers	
Kevin Zabel	<i>President</i>
Jake Ingebrigtsen	<i>Vice President</i>
Susan Willenbring	<i>Treasurer</i>
Andy Morcomb	<i>Secretary</i>
Kari Moore	<i>Commissioner</i>



REQUEST FOR EDA ACTION

Meeting Date: June 10, 2025

Requester: AG
ED Approval: CV

Agenda Section: Business Matters

b

Title: Approval of the Second Amendment to Temporary Property Use Agreement with Ames Construction, Inc. relating to EDA-owned Property at Tanners Lake

BACKGROUND

The City and Ames Construction, Inc. (Ames) entered into an agreement on November 16, 2022, for temporary usage of EDA-owned property at 253 Geneva Ave N, adjacent to Tanners Lake for a field office and storage of construction materials related to the Gold Line Bus Rapid Transit project. The City and Ames entered into an amendment to the original agreement on April 15, 2024, extending the term to November 23, 2024.

A condition of the agreement amendment was by no later than November 23, 2024, Ames was to perform relocation of sewer utilities at their expense. The Contractor did not perform the sewer relocation work because it was no longer needed in order to prepare the site for redevelopment. In lieu of doing the work, Ames has agreed to pay an approximate cost of what it would have been for them to do the work. The amount is based on the valuation of the work (materials only) and has been verified by the Consulting City Engineer. Ames has since vacated the site and met all other conditions.

FINANCIAL CONSIDERATION

The Amendment to Use Agreement requires the Contractor to pay the EDA \$27,500 in lieu of completing the sewer utility work. The proceeds will go to the Municipal Building Fund.

EDA ACTION REQUESTED

It is requested that the EDA authorize the EDA President and Executive Director to sign and execute the second amendment to temporary property use agreement with Ames Construction, Inc. on behalf of the EDA.